

OPENING

Chairperson Browning brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Browning
Commissioner Prentice
Commissioner Jorgensen
Commissioner Kuehne
Commissioner Fralish

Deputy Clerk Ben Billingsley

CONSENT AGENDA

- A. Approval of Minutes for 9.25.2019
- B. Approval of Minutes for 10.9.2019
- C. Approval of Minutes for 10.23.2019

MOTION: Chairperson Browning moves to approve the Consent Agenda for 12/11/2019

Commissioner Prentice expresses her offense and concerns from the 9.25.2019 meeting stating the minutes were not representative of the comments. She would like it noted that in her view everyone on the commission and in town was mistreated during the meeting.

MOTION: Chairperson Browning moves to remove item A from the Consent Agenda.

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Browning	Aye
Commissioner Janet Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Kuehne	Aye
Commissioner Fralish	Aye

MOTION: Chairperson Browning moves to approve the remaining items of the Consent Agenda for 12/11/2019

SECOND: Commissioner Prentice

VOTE: Chairperson called for a vote:

Chairperson Browning	Aye
Commissioner Janet Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Kuehne	Aye
Commissioner Fralish	Aye

PUBLIC HEARINGS/DISCUSSION ITEMS:

1. Public Hearing for Amendments to 10.04.010; Home Occupation Definition

Chairperson Browning opens the hearing for the Home Occupation Definition.

Chairperson Browning reads the home occupation as proposed.

Commissioner Kuehne asks for clarification on the removal of the language regarding employees.

Chairperson Browning closes the public hearing on the Home Occupation Definition.

2. Recommendation from Planning Commission on changes to Town Code 10.04.010 Definitions

MOTION: Chairperson Browning moves to forward the changes to town code 10.04.010 for home occupation definition to the Town Council for approval.

SECOND: Commissioner Prentice

VOTE: Chairperson called for a vote:

Chairperson Browning Aye

Commissioner Janet Prentice Aye

Commissioner Jorgensen Aye

Commissioner Kuehne Aye

Commissioner Fralish Aye

3. Public Hearing for Amendments to 10.02.130; Changes and Amendments

Ben Billingsley explains that Planning Commissions are required by the state to hold a hearing with a 10 day minimum notice in order to make land use regulation changes. Town regulations require a 14 day public notice for the proposed Changes and Amendments and are not completely clear as to which body should hold the hearing.

Commission Kuehne feels the town code is clear; the Town Council should hold the hearing. This would mean that both bodies hold hearings.

Chairperson Browning reads the proposed changes.

Chairperson Browning opens the public hearing.

Commissioner Kuehne states his preference for both the Planning Commission and the Town Council to hold public hearings.

Mayor Lisonbee clarifies that in the case of a zone change, residents located nearby the parcel requesting a change receive a letter in the mail letting them know there will be a public hearing.

Chairperson Browning closes the public hearing.

4. Recommendation from Planning Commission on 10.02.130 Changes and Amendments

Commissioner Fralish mentions that the Town Council has the option to hold a public hearing if they feel it necessary.

MOTION:	Commissioner Fralish moves to recommend the changes to 10.02.130	
SECOND:	Commissioner Prentice	
VOTE:	Chairperson called for a vote:	
	Chairperson Browning	Aye
	Commissioner Janet Prentice	Aye
	Commissioner Jorgensen	Aye
	Commissioner Kuehne	Nay
	Commissioner Fralish	Aye

5. Presentation of the results of the Shipping Container Survey

Rich Ososki commented that shipping containers are very versatile and can be stacked. Ben Billingsley goes through the results from the survey. He uses a power point presentation to show the results.

6. Recommendation from Planning Commission on 10.28.230 Accessory Building and Accessory Uses General Requirements

The Commission discusses the impact shipping containers may have on the towns ability to restrict steel buildings. The commission discusses the need to completely separate shipping containers from the Accessory Building section and creating a new section for it.

Margie Ososki asks what the recommendation was after the public hearing. The commission states the Commission did not make a recommendation after the hearing. Mrs. Ososki points out many people who took the shipping container survey are not present to hear the results.

7. Discussion on 10.14.020.B.1 Short Term Vacation Rental Rules and Regulations/Bed and Breakfast in Commercial Zoning

Ben Billingsley described the issue at hand. He mentions that a Bed and Breakfast home is defined in our code but is required to be in a commercial code; Bed and Breakfast inn is not. A home Bed and Breakfast is usually run from a home with 4 or less rooms and is in a residential zone. An Inn must be located in a commercial zone and may have up to 8 rooms. Our code currently does not allow a Bed and Breakfast to be run from a residential area. Our code does not allow a resident to live in a short term vacation rental either. We have a resident who would like to run a bed and breakfast out of her home but we don't have land use code that allows this type of use.

Commissioner Prentice mentions a discussion item that was tabled on August 14th. This item is about changing the Bubbling Wells area to low density. This has to do with the General Plan discussions they have had. Ben will send out a copy of the map they are working on.

The next meeting will be on January 8th. They would like to work on the shipping containers and general map then.

ADJOURNMENT

MOTION: Commissioner Prentice moves to adjourn
SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:
Chairperson Browning Aye
Commissioner Janet Prentice Aye
Commissioner Jorgensen Aye
Commissioner Kuehne Aye
Commissioner Fralish Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:09 pm.

Date approved: 1-22-2020


Chairperson Prentice

ATTEST BY: 
Ben Billingsley, Deputy Clerk